

Town of Wellfleet – Zoning Board of Appeals

Zoning Board of Appeals Executive Session scheduled for Thursday, October 12, 2023, at 6:15 pm AND THE REMAND HEARING for 21-13, 21-14, 21-15, 22-02, and 22-09, Great White Realty LLC, 1065 State Highway 6, Map 36, Parcel 184 that had been scheduled for 7:00 pm, have been CONTINUED.

Executive Session pursuant to G.L.c. 30A, Section 21(a)(3) “to discuss strategy with respect to .. litigation if an open meeting may have a detrimental effect on the .. litigating position of the public body and the chair so declares” with respect to Great White Realty Group v. Wellfleet ZBA Land Court Case No. 21 MISC 000255, Case No. 22 MISC 000087 and Case No. 22 MISC 000284 regarding the property located at 1065 State Highway Route 6. The Board will discuss and deliberate as to litigation strategy and the order of remand.

Pursuant to Massachusetts General Laws, Chapter 40-A, Section 11 and Wellfleet Section 235, the Zoning Board of Appeals will hold **public hearings** on **October 12, 2023, starting at 7:00 pm** in person at the Adult Community Center and remotely via zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/86305965144?pwd=dzRuUW93Q2RjdldUamt4NFZrSG1tZz09>

Meeting ID: 863 0596 5144

Passcode: 019981

One tap mobile

Dial by your location +1 929 205 6099 US (New York)

23-15, Freyss, 26 Hamblen Farm Road, Map 12, Parcel 12-24-0: Applicant requests Special Permit pursuant to Wellfleet Zoning Bylaw 6.1E.1 to alter a pre-existing, non-conforming dwelling on their property by rebuilding with alterations to use as a year-round rental. (continued from September 14, 2023)

21-13, 21-14, 21-15, 22-02, and 22-09, Great White Realty LLC, 1065 State Highway 6, Map 36, Parcel 184 REMAND

Upon the Order of Remand issued by the Land Court in the matters of Great White, et al v. Wellfleet ZBA, et al., C.A. Nos. 21 MISC 000255, 22 MISC 000087 and 22 MISC 000284 regarding the property located at 1065 State Highway in Wellfleet, MA, as shown on Assessors Map 36, Parcel 184, the Wellfleet Zoning Board of Appeals will hold a hybrid public hearing on **October 12, 2023 in-person at 7 p.m.** at the Adult Community Center at 715 Old King’s Highway, **and via Zoom**, for the purpose of reconsidering their prior decisions in Case Nos. ZBA 21-13, 21-14, 21-15, 22-02, and 22-09 relative to zoning enforcement actions and prior denials of Special Permit Applications for Bulk Storage, Open and More than One Principal Use on a Lot. The Zoning Board of Appeals will reconsider whether and under what conditions Great White and/or its tenant may operate a contractor’s yard as of right at the Property, including the imposing of conditions thereto, and whether to grant a special permit for Bulk Storage, Open pursuant to Wellfleet Zoning Bylaw Section 235-8.4.B and More than One

Principal Use on the Same Lot pursuant to Section 235-5.4(N). The property is located in the Commercial zoning district.

23-16, Carter, 94 Hiller Ave, Map 20, Parcel 71, applicant seeks a special permit pursuant to MGL. C 40A, s. 6, and Wellfleet Zoning Bylaw s. 235-6.1(E)(1)(b) and s. 235-8.4(b) to alter a pre-existing, non-conforming garage on a pre-existing, non-conforming lot to add one story of studio space with loft space above.

Business:

Approval of Minutes

Adjournment